

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CONFERENCE ROOM, BUILDING A
3300 NEWPORT BOULEVARD
Thursday, May 12, 2011
Regular Meeting – 3:30 p.m.**

**Jaime Murillo
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. 210 and 210½ 34th Street Parcel Map – Tentative Parcel Map No. NP2011-004 (PA2011-053)
210 and 210 ½ 34th Street Council District 1

SUMMARY: A Parcel Map for condominium purposes for a new, two-unit residential development. No modifications or waivers of Title 19 (Subdivision Code) development standards are proposed with this application. The property is located in the R-2 (Two-Unit Residential) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Tentative Parcel Map No. NP2011-004 (PA2011-053) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 2. Block 600 LLA – Lot Line Adjustment No. LA2011-001 (PA2011-046)
630, 650, 670 & 690 Newport Center Drive Council District 5

SUMMARY: A lot line adjustment to allow the reorientation of three parcels of Block 600, which are located in the PC-56 (North Newport Center Planned Community) zoning district. The property is located in the PC-56 (Newport Center North, Block 600) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Lot Line Adjustment No. LA2011-001 (PA2011-046) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 3.

Westcliff Plaza Pylon Signs - Modification Permit No. MD2011-006
(PA2011-050)
1016 – 1150 Irvine Avenue Council District 3

SUMMARY:

Amendment to a previously approved modification permit that allowed the installation of a second freestanding sign (where the zoning code limits the property to one) for project and tenant identification for Westcliff Plaza, a commercial shopping center. The application includes a request to increase the height to 24 feet where the zoning code limits the height to 20 feet, and to increase the overall width to 7-feet 2-inches where the zoning code limits the width to a maximum of 6 feet. The applicant also proposes to increase the sign copy area to 97.5 square feet where the zoning code limits the sign area to 75 square feet, and requests deviation from the landscape requirement and the required distance from driveway. The property is located in the CN (Commercial Neighborhood) District.

RECOMMENDED**ACTION:**

- 1) Conduct public hearing; and
- 2) Disapprove Modification Permit No. MD2011-006 (PA2011-050) subject to the recommended findings.

CEQA**COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.